

STATE OF TEXAS §  
COUNTIES OF POTTER §  
AND RANDALL §  
CITY OF AMARILLO §

On the 9<sup>th</sup> day of March 2015, the Amarillo Planning and Zoning Commission met in a work session in Room 206, second floor of City Hall, at 2:45 PM to review agenda items, then convened in regular session at 3:00 PM in Room 306 on the third floor of City Hall, 509 East 7th Avenue, Amarillo, Texas, with the following members present:

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD	NO. MEETINGS ATTENDED
David Craig, Chairman	Y	84	66
Dean Bedwell	Y	151	142
Howard Smith	Y	189	168
Mike Good, Vice-Chairman	Y	66	49
Anthony Ledwig	Y	66	58
Mark Rowh	Y	19	15
Rob Parker	Y	19	18

PLANNING DEPARTMENT STAFF:                      Cris Valverde, Senior Planner  
Kelley Shaw, Planning Director                      Jan Sanders, Recording Secretary

Chairman Craig opened the meeting, established a quorum and conducted the consideration of the following items in the order presented. Kelley Shaw, Planning Director, read the staff reports, and gave the recommendations for each item.

ITEM 1:                      Approval of the minutes of the February 23, 2015 meeting

A motion to approve the minutes of the February 23, 2015 meeting was made by Commissioner Bedwell, seconded by Commissioner Good, and carried 6:0:1 with Commissioner Rowh abstaining.

Chairman Craig stated Item 4 would be heard first.

ITEM 4:                      Z-15-05 Rezoning of a 476.07 acre tract of unplatted land in Section 173, Block 2, AB&M Survey, Randall County, Texas, plus one-half of all bounding streets, alleys and public ways to change from Agricultural District and Industrial District 1 to Residential District 3. (Vicinity: SE 46th Ave. & Tradewind St.)  
APPLICANT: Perry Williams

Mr. Shaw stated the applicant is requesting a zoning change to begin development of the Tradewind Square residential subdivision with single-family detached homes. Mr. Shaw advised the City’s Comprehensive Plan is a tool used for guiding the direction of the physical development and growth of Amarillo. The Neighborhood Unit Concept (NUC) helps attain this goal, by creating quality, viable neighborhoods with adequate transportation linkages, appropriate neighborhood services and a variety of housing types. The property and requested zoning has many issues conflicting with the NUC, such as: lack of an arterial to the west, an extremely active railroad bordering the property, industrial zoning and uses to the north along with an at-grade crossing through an active railroad corridor, lack of adequate connectivity on SE 58<sup>th</sup> Ave if traveling west, and the zoning does not provide a variety of housing types. Mr. Shaw stated affordable housing is very important within Amarillo, but there is a fine line between affordability and a quality, sustainable neighborhood. Mr. Shaw commented, due to the reasons mentioned as far as elements to avoid, staff feels the zoning request is not appropriate as submitted, and recommends denial.

Chairman Craig asked if anyone wanted to speak in favor of said request. Seth Williams, 60 Aviation Pl., applicant, stated he feels this zoning request would be an extension of Tradewinds with affordable housing and commercial amenities in the nearby vicinity. Mr. Williams commented the new project should take 10 to 15 years for completion, and he feels over time this project would benefit Amarillo as a whole. Commissioner Rowh asked if the project could be amended to

include alleyways and if so, would the housing still be affordable. Mr. Williams said alleys could be included and he would be willing to discuss this item further, but he feels there are alternative ways for front yard trash pickup. Chairman Craig reminded the board, at this time the zoning is the only item on the table for discussion, and not the conceptual development.

Rod Schroder, 7100 Red Rock Rd., Supt. of Amarillo Independent School District (AISD), spoke in favor of the zoning. Mr. Schroder mentioned he is excited about the possibility of an additional school as AISD is land locked throughout the district. John Ben Blanchard, 4512 Tutbury Ct., also supports the project with the additional school, stating education is a key to success and home ownership is huge.

Chairman Craig asked if anyone wanted to speak against said request. Rudy Castillo, 601 SE 46<sup>th</sup> Ave., stated he was not interested in selling his acreage adjacent to the requested zoning. Armando Ojeda, 4990 Tradewind St., also stated he was not interested in selling his property adjacent to the requested zoning.

Chairman Craig asked if anyone wanted a rebuttal in favor. Mr. Williams stated he feels the new subdivision would enhance the property of Mr. Castillo and Mr. Ojeda, and also he would be willing to visit with either gentleman, if they so desired.

Mr. Shaw stated he agreed that Tradewinds subdivision has been very successful and is a good product, but this proposed rezoning for Tradewind Square does not have some of the core elements Tradewinds has and are needed in the NUC. The City of Amarillo is charged with the long term maintenance of the infrastructure that is needed to serve these neighborhoods, and thus the long term viability of a neighborhood is important to the City. Mr. Shaw reiterated staff does not feel this proposed zoning incorporates elements needed for the long term viability of the property, and would recommend denial of the proposed zoning as submitted.

A motion to approve Z-15-05 was made by Commissioner Bedwell, seconded by Commissioner Smith and carried unanimously.

ITEM 2:            CDP-15-01 Tradewind Square Conceptual Development Plan, being a 476.07 acre tract of unplatted land, in Section 173, Block 2, AB&M Survey, Randall County, Texas. (476.07 acres)(Vicinity: SE 46th Ave. & Tradewind St.)  
DEVELOPER(S): Perry Williams  
ENGINEERING FIRM: Pega Engineering

Mr. Shaw stated the developer is proposing a conceptual development plan, Tradewind Square subdivision, with approximately 2,200 proposed single-family residential lots, one proposed AISD elementary school site, and one proposed park area. Mr. Shaw advised several concerns were raised in staff's review comments, such as the lack of alleys. Solid Waste does not currently have the man power or equipment to handle front yard manual bag pickup for such a dense development or have trash can pickup. The lack of alleys also creates issues with utility lines having to be located within street right-of-ways. Also, concerns from the fire department's office on not being able to provide a timely response to this area, and the lack of adequate transportation linkages. Mr. Shaw commented, due to the reasons mentioned, staff feels the proposed conceptual development plan request is not appropriate as submitted, and recommends denial.

Chairman Craig asked if anyone wanted to speak in favor of said request. Dustin Davis, 18301 S Western, Engineer for the Developer, spoke in favor. Mr. Davis commented he feels alleys are not needed for this subdivision as additional options are available, and he is an advocate of front yard trash cart pickup. Mr. Davis stated he feels each item can be addressed and a compromise reached as the development would happen over a 10 year period. Mr. Davis advised the development is proposing 800 – 1100 sq. ft., all electric homes, ranging from \$90,000 - \$110,000, on 50' x 100' lots, with a 37' street in a 60' right of way.

Commissioner Rowh asked if alleys are not included, where the utility lines would be placed. Mr. Davis advised overhead lines as primary and buried services lines. Commissioners Bedwell and Parker advised they felt the issues need to be addressed and a compromise reached before approving any conceptual plan. Commissioner Good advised he felt the plan is too congested within a dense area, and at what cost to the residents would the City be approving this plan for a possible reduction in services.

Chairman Craig asked if anyone else wanted to speak in favor of said request. Seth Williams, 60 Aviation Pl., mentioned the possibility of his company buying new trash trucks for front yard pickup, in lieu of adding alleys.

Mr. Shaw advised the Commissioners, the City of Amarillo's Subdivision regulations do require alleys and if this conceptual plan were to be approved, the action would commit the City of

Amarillo to a completely different trash pickup system. Mr. Shaw reiterated, due to the reasons mentioned, staff feels the proposed conceptual development plan request is not appropriate as submitted, and recommends denial.

A motion to deny CDP-15-01 was made by Commissioner Parker, seconded by Commissioner Ledwig and carried 6:1 with Commissioner Smith voting against.

ITEM 3:            Z-15-04 Rezoning of a 1.15 acre tract of land in Section 157, Block 2, AB&M Survey, Potter County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Residential District 3 to General Retail District. (Vicinity: NE 24th Ave. and Hayes St.)  
APPLICANT: Garland Sell

Mr. Shaw stated the applicant is requesting a zoning change to develop a retail store. Mr. Shaw commented the site is adjacent to and within a residential development and the entire tract has potential for residential development. Staff feels if the zoning is approved, a precedent would be established to approve additional General Retail zoning, along with negatively affecting the existing neighborhood by additional noise, illumination, and commercial traffic. Mr. Shaw advised staff believes the zoning request is not appropriate, and recommends denial as submitted.

Chairman Craig asked if anyone wanted to speak in favor of said request. Garland Sell, 504 S. Polk, attorney for the applicant, stated the site has been an empty lot for 50+ years, with residences built in the 1940's and 1950's to the east and west. Mr. Sell advised the neighborhood would benefit from the location of this store and feels the Family Dollar store will be a tremendous asset to the residences surrounding the property. Nathan Nash, 6232 Mercedes Ave., representing the developer of Family Dollar, stated he feels the 8,000 sq. ft. store will fill a need to the residents within this community. Mr. Nash stated he believes Family Dollar is not a destination stop, compared to a mall, so the increase in traffic would be minimal.

A motion to approve Z-15-04 was made by Commissioner Smith, seconded by Commissioner Parker and carried 6:0:1 with Commissioner Bedwell abstaining.

ITEM 5:            P-15-15 Amended South Side Estates Unit No. 38, an addition to the City of Amarillo, being a replat of Lots 1, 2 and 3, Block 15, South Side Estates Unit No. 22 in Section 5, Block 9, BS&F Survey, Randall County, Texas. (3.64 acres)(Vicinity: Criss St. and Western St.)  
DEVELOPER(S): Dean Crump  
SURVEYOR: H.O. Hartfield

Mr. Shaw recommended the plat be denied but could be resubmitted at a later date at no charge. A motion to deny P-15-15 was made by Commissioner Good, seconded by Commissioner Ledwig and carried unanimously.

#### **CARRY OVERS:**

ITEMS 6-7:        P-15-12 Bivins Addition Unit No. 7, P-15-13 Roman Catholic Diocese of Amarillo Unit No. 3.

No action was taken on these plats.

#### **PENDING ITEMS:**

ITEMS 8-18:      P-11-31 Sundown Acres Unit No. 6, P-12-45 Redstone Addition Unit No. 1, P-12-52 Bownds Industrial Park Unit No. 1, P-13-72 Park Hills Unit No. 2, P-14-22 South Haven Addition Unit No. 4, P-14-25 Arrowhead Addition Unit No. 8, P-14-28 Silverpointe Addition Conceptual Development Plan, P-14-41 Skyline Terrace Unit No. 12, P-14-63 Plemons Addition Unit No. 16, P-14-66 Strawberry Fields Unit No. 2, P-14-72 The Colonies Unit No. 59.

No action was taken on these plats.

ITEM 19:           P-14-74 River Road Gardens Unit No. 26, an addition to the City of Amarillo, being a replat of portions of Tract 17 and Tract 18 River Road Gardens, in Section 161, Block 2, AB&M Survey, Potter County, Texas. (5.01 acres) (Vicinity: Pavillard Dr. & Willow Creek Dr.)  
DEVELOPER(S): Bo Williams  
SURVEYOR: Kevin Brown

A motion to approve P-14-74, with the stipulation the Applicant submit corrected mylars with a correct signature block, was made by Commissioner Ledwig, seconded by Commissioner Parker and carried unanimously.

ITEMS 20-32: P-14-75 Madden Addition Unit No. 6, P-14-82 South Georgia Place Unit No. 30, P-14-84 Mirror Addition Unit No. 28, P-14-86 Arreola Unit No. 1, P-14-89 Windsor Square Unit No. 9, P-14-91 Coulter Acres Unit No. 16, P-14-96 Lonesome Dove Estates Unit No. 7, P-15-03 The Colonies Unit No. 62, P-15-04 Town Square Unit No. 3, P-15-07 Canode-Com Park Unit No. 45, P-15-08 Anderson Subdivision Unit No. 10, P-15-09 Ridgeview Medical Center Unit No. 23, P-15-10 Reed's Unit No. 1.

No action was taken on these plats.

ITEM 33: To discuss and consider proposed Accessory Building Regulations.

Mr. Shaw continued the presentation on the Accessory Buildings by stating the last presentation Commissioners had asked for businesses that currently have Accessory Buildings be notified in writing of the proposed regulation. These letters were sent and only two responses have been received. Buns over Texas stated their portable buildings are critical for their business and would do whatever is necessary to retain these buildings. The Wal-mart office in Arkansas asked for the new requirements and how this would affect their existing stores. Mr. Shaw advised this item would be on the next Planning and Zoning Commission meeting for further discussion and consideration with possible action.

ITEM 34: Public Forum: Time is reserved for any citizen to comment on City zoning or planning concerns; however, the Commission can take no action on any issue raised.

No comments were made.

ITEM 35: Discuss Items for Future Agendas.

No further comments were made and the meeting was adjourned at 4:50 P.M.

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Kelley Shaw, Secretary  
Planning & Zoning Commission